

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Engineering

Member: Tim Welch
Engineering Design Mgr.
Office Ph. 954-828-5123
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Project Name: Jack & Jill Children's Center Inc./
Himmarshee Townhomes

Case #: 36-R-03

Date: 5/13/03

Comments:

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Division: Fire

Member: Albert Weber
954-828-5875

Project Name: Jack & Jill Children's Center Inc./
Himmarshee Townhomes

Case #: 36-R-03

Date: 5/13/03

Comments:

1. Show hydrant location and provide flow test.

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Division: Info. Systems

Member: Mark Pallans
(GRG)
954-828-5790

Project Name: Jack & Jill Children's Center Inc./
Himmarshee Townhomes

Case #: 36-R-03

Date: 5/13/03

Comments:

No apparent interference will result from this plan at this time.

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Division: Landscape

Member: Dave Gennaro
954-828-5200

Project Name: Jack & Jill Children's Center Inc./
Himmarshee Townhomes

Case #: 36-R-03

Date: 5/13/03

Comments:

1. Existing trees # 8 and 9 may be too close to the structure. They may have to be relocated or removed.
2. Final signoff plans to be sealed by the Landscape Architect.

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Division:	Planning	Member:	Michael B. Ciesielski 954-828-5256
Project Name:	Jack & Jill Children's Center Inc./ Himmarshee Townhomes	Case #:	36-R-03
Date:	5/13/03		

Request: Site Plan Level II/ New construction of five (5) residential units (townhouses).

Comments:

1. The proposed development is in the Sailboat Bend Historic District. Pursuant to Sec. 47-24.11, all new construction in this historic district must receive a Certificate of Appropriateness for New Construction and meet the criteria as listed in Sec. 47-24.11.C. 3.i. and iii. Furthermore, this proposal must meet the material and design guidelines for New Construction as outlined in Section 47-17.7.

(When going before the Historic Preservation Board ("HPB"), the applicant should make sure that ALL the proposed materials and accessory structures, i.e. outdoor lights, fences, a/c condensing units, concrete piers, brick pavers, etc. on the exterior of the building or property are clearly identified with accompanying photos, product approvals, or manufacturer's brochures).

2. Identify the type and color of the brick pavers on site plan.
3. Provide details of all materials (including proposed color of building) to be used on all elevations. (Note, they should comply with the Material and Design Guidelines of the Sailboat Bend Historic District as listed in Sec. 47-17.7).
4. In order to insure that the proposed development complies with the *Guidelines for New Construction* in the Sailboat Bend Historic District (see. Sec. 47-24.11.C.3.c.iii.), please provide front façade (north) elevations for the adjacent buildings on SW 2nd Street as well as the front façade of the proposed building in a single drawing. In addition, please provide rear (north) elevations for the adjacent buildings that front on SW 2nd Court (immediately in the rear of the subject site) and the rear façade of the proposed building in a single drawing. (Note that, in reviewing your proposal, the HPB will reference each of these criteria in determining the appropriateness of this development proposal, specifically, compatibility with reference to height, width, scale, and mass).

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5. Provide details and elevations of the type of fence that is being proposed. (Note compatibility with material and design guidelines, Sec. 47-17.7).
6. Provide distance to centerline of SW 2nd Street on the site plan.
7. Discuss the type and number of street trees required with Chief Landscape Plans Examiner. Provide the dimensions of the proposed landscape islands. (Note that Sec. 47-21.9.A.4.c. requires these islands to be $\frac{3}{4}$ the length of the adjacent parking space and a minimum of 8' in width. Finally, discuss with Landscaping whether shade trees should be required rather than the Cassias that are shown (see Sec. 47-18.33.B.10.a.).
8. Identify (label) what is proposed to be located next to each of the spas. Are these raised planters?
9. Identify (label) the proposed structures shown between the patio areas. Show these on both east and west elevations.
10. Confirm with the Chief Zoning Plans Examiner whether a hedge can be in the pedestrian easement.
11. Verify whether the proposed concrete walk aligns properly with existing walks. Note that any abandoned driveways along the existing walk should be removed and replaced.
12. Provide measurements from (the front of) the garage to sidewalks. (Note that this distance must be a minimum of 18' in length, as no vehicles can be parked in the public sidewalk).
13. Discuss relocation of the power pole in the rear of the property with the Engineering Design Manager.
14. Provide a detailed narrative on plans for solid waste disposal method.
15. The proposed development must comply with all of the requirements of Section 47-18.33 (Townhouse). To this end, please provide a point by point narrative as to how this proposed development complies with the Site Design Criteria for Townhouses as listed in Sec. 47-18.33.B. 1-11.
16. Provisions satisfactory to the City Attorney shall be made for a recorded easement
 - a) over the driveway for all public utilities and for use by owners within the group, and
 - b) along the front and rear property lines of the group for use by owners of the group.

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17. Show the location of all HV/AC equipment on the site plan, landscape plan, and all elevations.
18. Provide **complete** elevations that show all property lines, setback dimensions, walks, edge(s) of street pavement, and adjacent building outlines on all sides of subject site.

Additional comments may be forthcoming at the DRC meeting.

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Division: Police

Member: Detective Nate Jackson
Office-954-828-6422
Pager-954-877-7875

Project Name: Jack & Jill Children's Center Inc. / Himmarshee Townhomes

Case #: 36-R-03

Date: 5/13/03

Comments:

1. All glass windows/doors should comply with S.F.B.C.
2. All units should have security alarm systems.
3. Each unit should have additional lighting for the exterior combined with a panic alarm system on the garage remote control.
4. What height and form of security will be used around the patio area?

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Division: Zoning

Member: Terry Burgess
954-828-5913

Project Name: Jack & Jill Children's Center Inc./
Himmarshee Townhomes

Case #: 36-R-03

Date: 5/13/03

Comments:

1. The Historic Preservation Board review and approval is required pursuant to section 47-17.4. A certificate of appropriateness must be obtained for the proposed townhouse project.
2. An application for a reduction in yard requirements shall be made to the historic preservation board and a certificate of appropriateness obtained pursuant to sections 47-17.5.A and 47-17.5.B.5.
3. Provide a point-by-point narrative outlining how the proposed townhouse project complies with section 47-18.33.
4. Indicate the setback dimension of the spas from the fee simple lot lines.
5. Provide a data table indicating the minimum lot area requirement per townhouse unit.

Additional comments may be discussed at DRC meeting.